



04 PREFERRED CONCEPT

Landmark

People in Milpitas want a great library and an exciting building. The consultants studied a number of alternative diagrammatic footprints and three-dimensional massing approaches for the library on the Grammar School site. Each alternative tested looked at how to organize the library; utilize the site for the required building/parking structure footprint; accommodate and integrate the historic building into the library plan; and resolve the circulation of pedestrians, cars and service vehicles on the site. The preferred scheme is discussed in this section, and the full range of alternatives studied can be reviewed in Appendix iv.

The design for the library needs to respect the historic building. It needs to be a good neighbor to other historic properties, housing, and commercial buildings nearby. At the same time it should make a bold architectural statement from a distance along Main Street, entering from Weller Lane and from the Calaveras Boulevard overpass.

The building is programmed and budgeted to be a high quality civic building, constructed of permanent, low maintenance materials, and is intended to serve Milpitas well for 75 or more years. On a quality of materials scale of 1 to 10, it aims to be an 8.5. It needs to incorporate a great deal of flexibility to accommodate currently unknown technologies, utilize energy saving equipment, and include materials selected to reduce maintenance over the life of the building.

Building Footprint and Organization

The diagrams on the following pages show the footprint that best supports the program and appropriately integrates the historic Grammar School into the library. The size of the program requires that it be arranged around the historic Grammar School on two floors. As diagrammed, the historic Grammar School will sit in the embrace of the new construction. It will be surrounded by space for the entries Circulation desk and New Materials on the north side of the first floor, and by the Children's library on the south side of the first floor; by Fiction on the north side of the second floor, and by Non-fiction/Reference on the south side of the second floor.

The historic Grammar School will be preserved, restored or renovated according to the Secretary of the Interior's Standards for the treatment of Historic Properties, 1995, and its courtyard will be covered in a manner consistent with the historic value and interpretation of the building. The roof should have light

diffusing monitors to bring in daylight without direct sun or heat gain. The former courtyard is envisioned as a grand, comfortable reading room with periodicals shelving arranged around the courtyard gallery walkway.

The historic classrooms and auditorium are intended to function as a group of flexible activity/study spaces which can be used for special library offerings and programs - story hours, homework center, group study areas, small presentation programs, concerts, annual book sales, conferences, fundraisers and other events ranging from town hall meetings to black-tie affairs. Each of these rooms needs to be outfitted with extensive data, telecommunications, and audio-visual capability.

Site Circulation

The garage provides parking for 375 cars, slightly more than are required to meet a good library standard of 4 cars/ 1000 GSF. Three hundred cars are allocated to the library and 75 cars are allocated for staff parking for other downtown facilities. The parking structure is shown as a 3.5 level garage, with a continuous ramp. Parking may be arranged either as double-loaded bays on either side of the two-way aisle, or as a single-loaded bay along the adjacent ramp aisle. Refinements of the garage configurations should be considered during the next phase to allow daylight to penetrate between the garage and the library building. A narrower floor plate might require an additional floor; the benefit of light between the buildings versus the fewer floors of the existing configuration should be evaluated and considered.

Site circulation was studied extensively with a keen focus to avoid congestion and delays, especially for parents dropping off children or people returning books. Cars will enter or exit the garage in two locations as shown on the drawings. All parking aisles are two-way.

Refuse and recycling bins are shown in a screening enclosure at the end of the Weller Lane auto/pedestrian court, where large trucks can turn around. The garage structure needs to be configured to allow delivery vans and bob-cat trucks to pull up to staff areas on the first floor, as indicated by a square symbol on the diagrams. All refuse and recycling will exit the building at this same point.

Pedestrians will enter the building through a new lobby from Main Street and from a second lobby on the garage side of the building. The historic entry will be normally closed during library hours but will be used for special and ceremonial events.

The historic grammar school is the heart of the library and contains the reading room, the auditorium, rest-rooms and associated support areas should be designed to be able to be isolated from the remaining portion of the library for after-hours events and rental opportunities. The reading room should be able to be used as a reception area with an event in the auditorium.

Urban and Site Design

The Midtown Plan states that the overall ideas for Main Street are to create a classic American "main street" environment with a canopy of green. The strategy is two-fold: to improve streetscape elements,

landscaping, trees, lighting and benches; and to orient development to the street. The plan recommends traffic calming improvements such as intersection bulb outs, special paving at crosswalks, and on street parking; all of which slows traffic. Long-term parking is to be located in an L Shaped parking structure, which needs more detailed desing development in the next phases.

The historic building report recommends that new construction be articulated away from historic windows and the entry so that the original façade is a dominant aspect of the expanded building. A well-scaled pedestrian plaza space needs to be developed at the front of the building.

The Midtown Plan underscores the point that landscaped streets with amenities for pedestrians will attract bicyclists, which need to be accommodated at the library. At the Weller Lane end of Main Street, the recommendation is for trees planted within wells with tree grates at the curb edges of sidewalks. Raywood Ashe trees are recommended as well as decorative pedestrian-scale (12-16 feet) light fixtures. (See Street Furniture Group A; City of Milpitas Streetscape Master Plan) The plan also recommends a 1% set aside for art in public places; the library would, of course, be an ideal location for such a program if it is adopted.

Design goals and guidelines

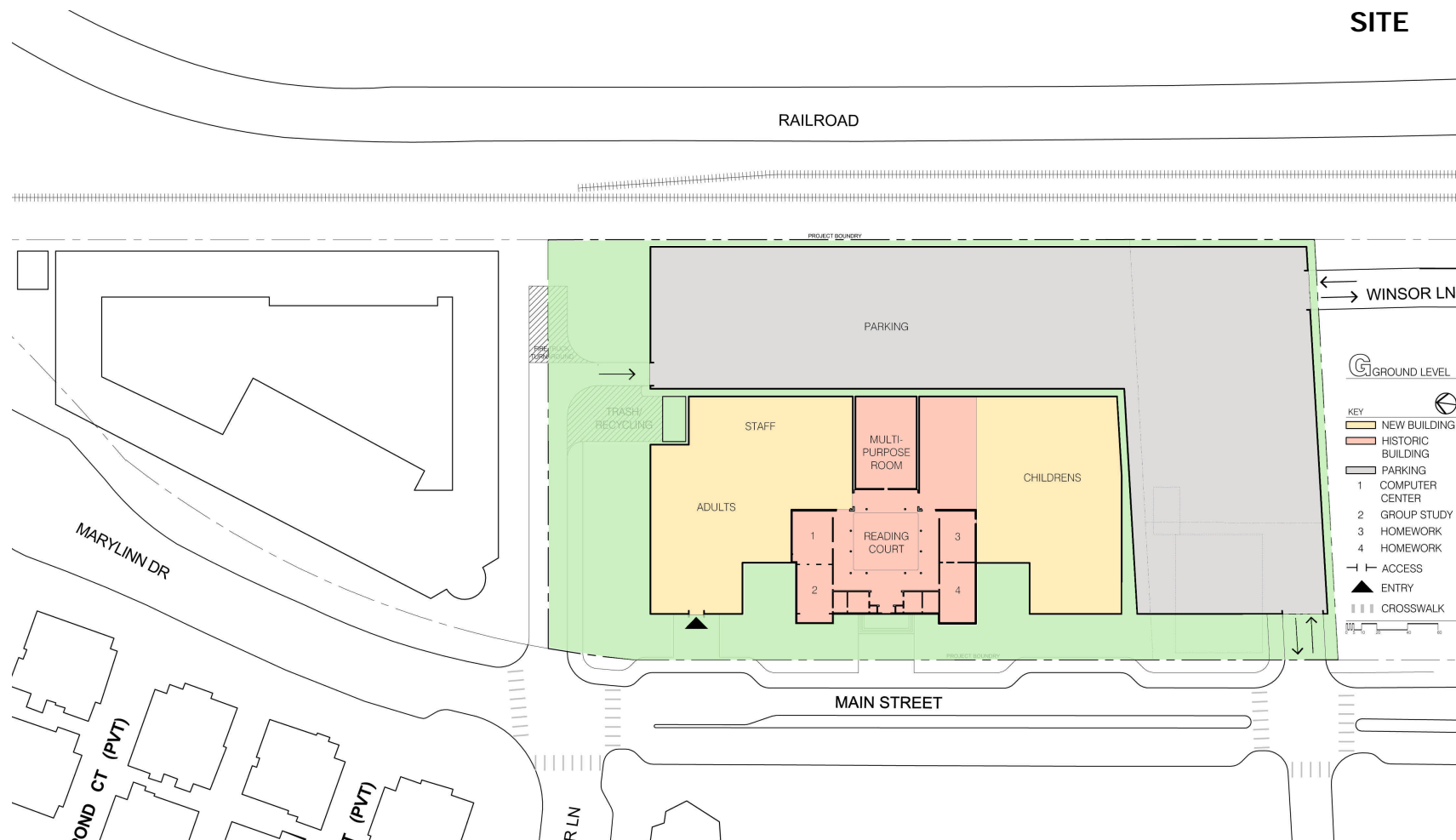
The following design guidelines summarize additional thoughts and preferences that have been expressed by the review group during the course of the study.

1. Provide space suitable for adding a coffee shop or self-service coffee bar near the lobby.
2. Provide a covered waiting area near the lobby or in the lobby.
3. Provide a prominent open stairway to encourage walking up to the second floor and reduce demand for public elevators.
4. Provide public exits from meeting rooms when the library is closed.
5. Provide a means to segregate access to portions of the library for after-hours use of meeting rooms, and other multiuse rooms for community use, events and rental opportunities.
6. Provide views of entries from the Circulation desk.
7. Provide an internal book-drop location adjacent to circulation desk; exterior book drops shown on the diagram.
8. The Friends of the Library need a separate book drop, and storage space.
9. The lobby should allow views of the entire library by means of openings to second floor, views along the circulation spine to the Children's library and views through former exterior windows of the historic building.
10. The second floor bridge should allow views down into the courtyard reading area.
11. A main circulation spine should connect the collections on either side of the historic building. It should lead directly to service desks, connect to the main stair and elevators, and lead past the new courtyard reading room on the first and second floors.
12. The Courtyard needs to be designed as a public seating area with the flexibility to be used for gatherings/events. Portions of former windows to the exterior can now be incorporated

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- into the interior. The design of the circulation past the courtyard needs to recreate the sense of the courtyard surrounded by circulation that is the essential characteristic of the Grammar School's historic courtyard.
13. Utilize lighting and color to differentiate special areas of the library.
 14. Provide a way finding graphics system, with insert system for flexible signage changes.
 15. Provide display areas for Art, especially along the gallery at the entry to the auditorium
 16. Address acoustic issues throughout with special attention to the adjacency to noise and vibration from the railroad
 17. On the exterior, provide materials that are compatible with the historic building and that would typically be used in civic buildings with a 75-year, life, such as precast panels, metal panels, window wall, or cement plaster with stone/precast trims. Maintenance and replacement are to be minimized with high quality detailing and materials.
 18. On the interior, provide hard surface, weather resistant materials at entries and in major traffic areas such as slate tile, terrazzo, stained concrete, or precast concrete pavers. In shelving and seating areas consider carpet or linoleum tiles over raised plenum floor; in conference rooms, carpet tiles over raised plenum floor. For furnishings, doors, trims and end panels introduce warm woods, clear finished. For railings, elevator interior locations and for other decorative metals, use stainless steel or non-ferrous metals integrated with wood handrails. In window walls and skylights consider decorative laminated or fritted glass. For interior partitions consider translucent glazing with a steel interior partition system (similar to Hopes). Develop paint palette to reinforce organization, way finding. Consider making 20% of the table seating adjustable to accommodate, top controlled motorized wheelchairs.
 19. For periodicals and new book shelving, consider clear acrylic shelving similar to Fishcamp Company (website www.librarydispayshelving.com).
 20. The architectural expression of the addition should not mimic the historic building, but its neoclassical regularity and symmetry need to be addressed. A contrasting contemporary expression is acceptable to the City.
 21. The parking structure needs to be integrated into the design, where visible.
 22. The site should be developed as a "Civic" landscape with hardscape pavers, seating elements, bicycle racks, planting.
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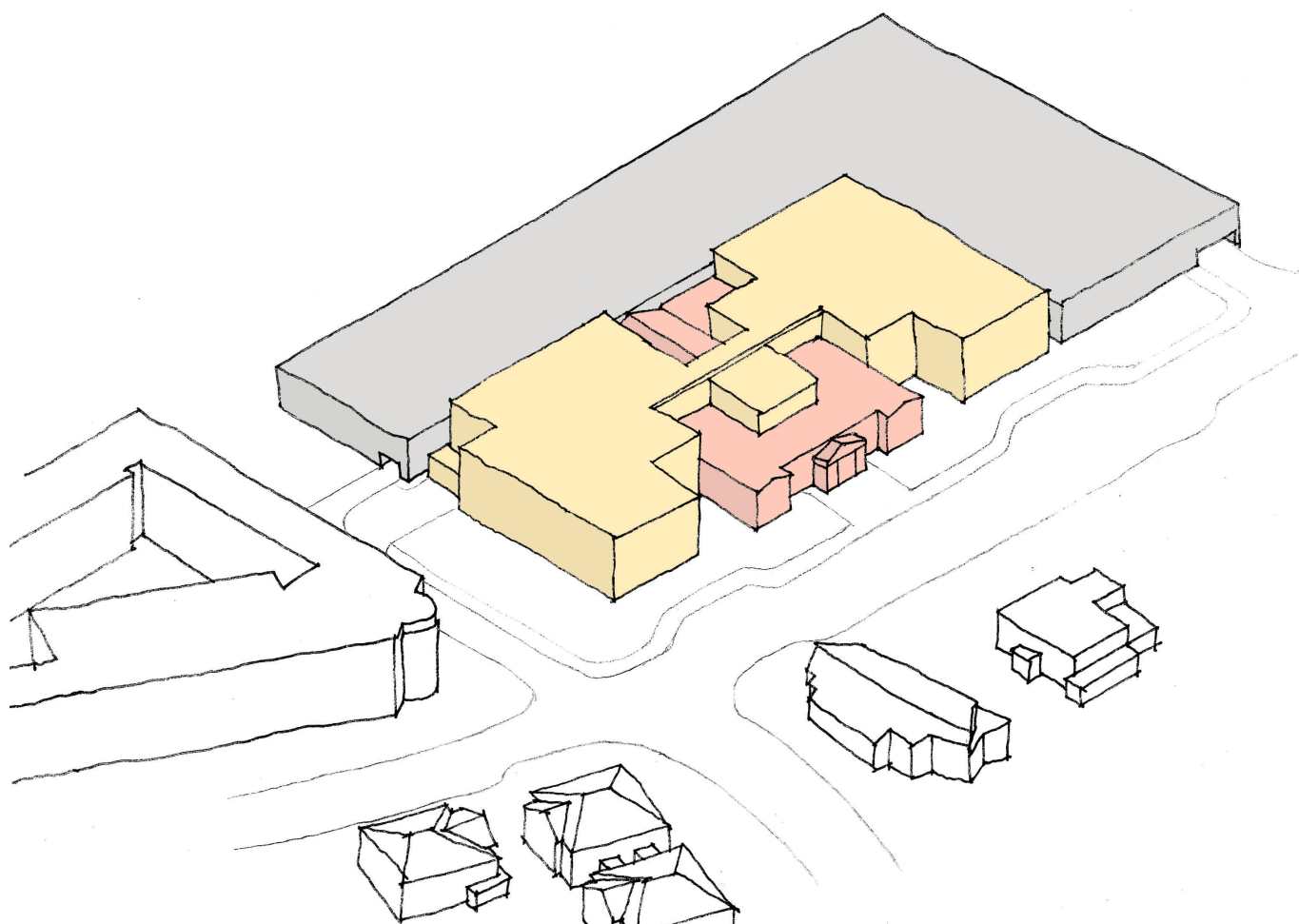


SITE





AXONOMETRIC from the Northwest



KEY

- New Building
- Historic Building
- Parking Garage